

# **MINUTES OF THE REGULAR MEETING**

## **OF THE**

### **COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**January 20, 2004**

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, January 20, 2004, at 8:30 a.m. at the Yale Apartments, Senior Housing South, 6401 S. Yale, Chicago, Illinois.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent were as follows:

Present: Sharon Gist Gilliam  
Hallie Amey  
Earnest Gates  
Dr. Mildred Harris  
Lori Healey  
Michael Ivers  
Martin Nesbitt  
Carlos Ponce

Absent: Mamie Bone  
Sandra Young

Also present were Terry Peterson, Chief Executive Officer; Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Terry Peterson, Chief Executive Officer, then presented his monthly report. Per Mr. Peterson, the Authority is well on its way to meeting the goal of producing 25,000 new or rehabbed units. Mr. Peterson continued by stating that for FY2004 more dollars have been budgeted for relocation and social services, specifically in areas that are critical in assisting families to become self-sufficient and economically independent. Mr. Peterson concluded his report by assuring the Commissioners, CHA residents and public at large of his continued commitment in making the Plan For Transformation a reality.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and Chairperson Gilliam thereupon introduced Resolutions discussed in Executive Session.

A Motion to approve Executive Session Items 1 and 2 was presented by Commissioner Gates.

#### **(Executive Session Item 1)**

#### **RESOLUTION NO. 2004-CHA-1**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated January 5, 2003, requesting that the Board of Commissioners approves the Personnel Action Reports for December 2003.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the Personnel Action Reports for December 2003.

**(Executive Session Item 2)**

**RESOLUTION NO. 2004-CHA-2**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated January 5, 2004 requesting authorization to amend the contract amount with Ungaretti & Harris in connection with CHA v. LeClaire Courts Resident Management Council, et al., 96 CH 8319.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to amend Contract No. 9891 with Ungaretti & Harris to increase the contract amount in an amount not to exceed \$60,000.00 in order to pay for legal fees and expenses regarding CHA v. LeClaire Courts Resident Management Council, et al., 96 CH 8319 litigation matter.

The Motion to adopt the Resolutions for Executive Session Items 1 and 2 was seconded by Commissioner Healey and the voting was as follows:

Ayes: Sharon Gist Gilliam  
Hallie Amey  
Earnest Gates  
Dr. Mildred Harris  
Lori Healey  
Michael Ivers  
Martin Nesbitt  
Carlos Ponce

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolutions adopted.

Commissioner Martin Nesbitt, Chairperson of the Finance & Audit Committee, then presented his monthly report. Per Commissioner Nesbitt, the Finance & Audit Committee meeting was held on Wednesday, January 14, 2004, and the Chief Financial Officer and his staff presented the Committee with the Treasury and Cash Flow Report as of December 30, 2003. In addition, Walter Smith, Director of ITS presented the Committee with an overview on the Vendor Pre-qualified process.

Commissioner Nesbitt then introduced an Omnibus Motion for adoption of the resolutions for Items A1 through A6, discussed, voted and recommended for Board approval by the Finance and Audit Committee.

**(Item A1)**

The CHA currently has fourteen Private Property Mangers (PPMs) and six Resident Management Companies (RMCs) under contract to manage its portfolio of seventy nine properties. The Authority previously required each property to have an Office of Management and Budget A-133 audit; however, the scope of work for the audits was limited and a number of firms' audits did not provide the Authority with the assurance it required. Accordingly, a Request For Proposal (RFP) for Professional Auditing Services was released in October 2003. The RFP was mailed to 25 accounting firms and advertised in area newspapers. Of the eight proposals received, oral presentations were held with four companies. Based on the selection of the evaluation committee, Calibre CPA Group was recommended to conduct audits for the PPMs and Velma Butler and Company was recommended to conduct audits for the RMCs. Accordingly, the resolution for Item A1 approves award of contracts to the two named companies.

**RESOLUTION NO. 2004-CHA-3**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated December 22, 2003, entitled "Contract Award for Independent Professional Auditing Services for the Private Property Management Firms and Resident Management Companies" to Calibre CPA Group for the PPMs and to Velma Butler & Co., Ltd. for the RMCs.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** It is recommended that the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into separate contracts with Calibre CPA Group to provide auditing services for the Private Property Management firms and with Velma Butler & Co., Ltd. to provide auditing services for the Resident Management Companies, each for an initial two (2) year period for an amount-not-to-exceed \$353,600 and \$430,500, respectively (for a total amount for such contracts' initial terms not to exceed \$784,100) and each with a one (1) year option, subject to Board and (if required) U.S. Department of Housing and Urban Development ("HUD") approval.

**(Item A2)**

The CHA extensively utilizes Microsoft software in its daily operations. CHA's computers inter-change information via software operating systems, electronic mail and word processing programs. As CHA replaces or adds new computer systems, additional Microsoft software and licenses will be required. The resolution for Item A2 grants authority to enter into a cooperative purchasing agreement with the City so that CHA can enroll as an affiliate under the City's Microsoft Select Agreement. Although the CHA could enter into its own Microsoft Select Agreement, because of the much smaller volume of software products and licenses required, the CHA could not achieve the same high discount level that has been obtained by the City.

**RESOLUTION NO. 2004-CHA-4**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated January 6, 2004, entitled "Authorization to Enter Into a Cooperative Purchasing Agreement with the City of Chicago to Utilize and Enroll under its Microsoft Select Agreement NO. 01S64333 with Microsoft for the Supply and Delivery of Microsoft Software".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into a cooperative purchasing agreement with the City of Chicago to utilize and enroll in its Microsoft Select Agreement 01S64333 dated November 21, 2003, for supply and delivery of Microsoft software"), at a Not to Exceed price of \$750,000 for a contract term of 34 months.

**(Item A3)**

The CHA has been using professional consultants to supplement internal resources and to implement the Information Technology Strategic Plan. In the spring of 2002, a Request for Qualification (RFQ) was conducted and ninety-four firms were pre-qualified for a two year term. In approving this RFQ, HUD required that additional solicitation be done after the two year term to allow additional firms the opportunity to pre-qualify. Pursuant to such requirements, the CHA issued an RFQ soliciting qualified firms who could supplement the existing pool. Two hundred and twenty two firms, including seventy-nine MBE/WBE firms were solicited. The resolution for Item A3 approves Master Agreements for 105 firms, not-to-exceed \$15 million, for addition to the ITS consulting Pools.

**RESOLUTION NO. 2004-CHA-5**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated December 16, 2003, titled "Authorization to add additional vendors, funds, and to extend the contract to the six (6) pre-qualified management consulting firm pools for the following categories: (1) ITS consulting, (2) telecommunications, (3) Lan/Wan, (4) data base architecture and development, (5) geographic information systems, and (6) web design and implementation for an additional not-to-exceed amount of \$15,000,000.00."

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to add additional vendors, to the six (6) pre-qualified consulting firm pools for the following categories: (1) ITS consulting, (2) telecommunications, (3) LAN/WAN, (4) database architecture and development, (5) geographic information systems, and (6) web design and implementation and, enter into the master agreement with the firms listed herein, to authorize additional not-to-

exceed amount of \$15,000,000.00 for services required by the CHA, requested by Requests for Service (RFS) to a pre-qualified pool from time to time, and to extend the contract for the pre-qualified management consulting firm pools for the term of July 21, 2004 through July 21, 2005, subject to HUD approval.

**Additional Pre-Qualified Firms**

**Category = ITS Consulting**

**Firms:**

Accenture	DK Associates	KPMG
Acro Services Corporation	Edge Technological Resources	Level One
Actoras	Electrical Resources Management	Paradigm Solutions
Agentis	Globetrotters	Plante & Moran Technology
Bast Services	GMS Consulting	SBC
BCT	Inforte	SDI
Ciber	IT Consulting Group	Unisys
Dayton Group	Kinsey & Kinsey	

**Category = Telecommunications**

**Firms:**

Accenture	DTI	IT Consulting Group
Acro Service Corp	Electrical Resource Management	ITQ Lata
Adecco	Environmental Systems Design	Plante & Moran Technology
Advanced Concepts Chicago	Globetrotters	Quantum Crossings
Bast Services	Innovative Network Solutions	Unisys
BCT		

**Category = LAN/WAN**

**Firms:**

Accenture	Environmental Systems Design	Internetwork Archetype
Bast Services	Globetrotters	IT Consulting Group
BCT	Harvest	ITQ Lata
Ciber	Information Technology Integrated	Plante & Moran Technology
DTI	Innovative Networks Solutions	Sentient Consulting Services
Edge Technological Resources		

**Category = Database Architecture and Development**

**Firms:**

Accenture	Cybernet	Nuevista
Agentis	Edge Technological Resources	Paradigm Solutions
Bast Services	ITQ Lata	Pegasus
Catalst	Nims	Tata
Ciber		

**Category = Geographic Information Systems**

**Firms:**

Adecco	Electrical Resources Management	Strategic Urban Solutions
Cybernet	Plangraphics	Tata

**Category = Web Design and Implementation**

**Firms:**

2020	DTI	Novanis
Accenture	Edge Technological Resources	Nuevista
Acro Service Corp	Globetrotters	Paradigm Solutions
Advanced Computer Technical	Great Arc	Plangraphics
Advanced Concepts Chicago	Harvest	PMA Consultants
Bast Services	IndUSA	Risetime
BCT	Inforte	Smart Technology
Catalyst	IT Consulting Group	Tata
Ciber	ITQ Lata	Triad Consulting
Cybernet	Nims	Unisys
Design Tek		

**(Item A4)**

In June 2001, the ITS Department purchased Oracle products to replace the legacy systems and to be the platform for the CHA Systems@Work. CHA purchased Oracle through an MBE firm, and maintenance costs and services were negotiated in the agreement and provided for the first year. Services to support the Oracle products have since expired. In order to support ongoing relocation activities and information management, the Department of ITS must maintain the Oracle platform. Accordingly, the resolution for Item A4 approves a one year contract with Oracle Corporation for support and maintenance services.

**RESOLUTION NO. 2004-CHA-6**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated November, 21, 2003, titled “Authorization to Enter Into a Contract with Oracle Corporation for Support and Maintenance Services”.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into a contract with Oracle Corporation for Maintenance and Support Services for a one year term for a total contract amount of \$113,630.

**(Item A5)**

To support the process of relocation of CHA families, the ITS Department is in the process of developing mission critical software applications for its business units that will require maintenance on a long term basis. In order to maintain the integrity of the source code that comprises software programs and associated fields developed by ITS, and support of a software development change management process, the software known as ClearCase and ClearQuest is needed. Accordingly, an Invitation for Bid to competitively solicit qualified firms to deliver Rational Software was advertised in area newspapers. IBM Corporation was the sole bidder. Subsequently, it was determined that IBM is the sole provider of Rational Software and does not distribute it through resellers. Accordingly, the resolution for Item A5 approves award of contract to IBM Corporation to supply, deliver and maintain Rational ClearCase and ClearQuest software.

**RESOLUTION NO. 2004-CHA-7**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated January 6, 2004 titled “Authorization to Enter Into a Contract with IBM Corporation for Supply, Delivery and Maintenance of Rational ClearCase and Rational ClearQuest Software”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into a one (1) year contract with IBM Corporation to supply, delivery and maintain Rational ClearCase and Rational ClearQuest software for a firm fixed price of \$161,460.

**(Item A6)**

In November 2003, the CHA issued an Invitation for Bid (IFB) to competitively solicit qualified firms to supply and deliver office supplies, toner cartridges and paper to the CHA. Ninety-seven vendors were directly solicited, including 47 MBE and 6 WBE vendors. Of the 13 bids received, three were deemed non-responsive. Based on the committee’s evaluation, the resolution for Item A6 approves award of contract to Warehouse Direct for office supplies and Corporate Express for toner cartridges and paper.

**RESOLUTION NO. 2004-CHA-8**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated January 6, 2004, entitled “Authorization to Enter Into a Contract with Warehouse Direct for Supply and Delivery of Office Supplies, and a Contract with Corporate Express for Supply and Delivery of Toner Cartridges and Paper”.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a two (2) year indefinite quantity contract with Warehouse Direct for the supply and delivery of office supplies for a not-to-exceed price of \$400,000.00, and a two (2) year indefinite quantity contract with Corporate Express for the supply and delivery of toner cartridges and paper for a not-to-exceed price of \$100,000.00.

The Omnibus Motion to adopt the resolutions for Items A1 through A6 was seconded by Commissioner Amey and the voting was as follows:

Ayes: Sharon Gist Gilliam  
Hallie Amey  
Earnest Gates  
Dr. Mildred Harris  
Lori Healey  
Michael Ivers  
Martin Nesbitt  
Carlos Ponce

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Finance and Audit Committee report was also accepted in total.

Commissioner Gates, Chairperson of the Operations & Facilities Committee, then presented the monthly report. Per Commissioner Gates, the Operations & Facilities Committee met on Wednesday, January 14, 2004 at 1:30 p.m.

Commissioner Gates then introduced an Omnibus Motion for adoption of the resolutions for Items B1 through B3, discussed, voted and recommended for Board approval by the Operations and Facilities Committee.

**(Item B1)**

In 2003, the CHA and CMHDC entered into a new non-competitive one-year contract with a one-year option, whereby CMHDC continued to provide services to develop financial models to finance mixed income developments; entered into agreements with interested parties to provide housing units for the use of CHA tenants; negotiated and oversaw the acquisition of land for CHA's redevelopment plans; and facilitated cooperation among various public entities, developers and non-profit organizations. Since CHA still requires these services to be performed on its behalf, the resolution for Item B1 approves extension of the existing contract with CMHDC.

**RESOLUTION NO. 2004-CHA-9**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated December 31, 2003, entitled, "Recommendation to Exercise Option to Extend Contract No. 0371 with the Chicago Metropolitan Housing Development Corp. for Planning, Financial, Development and Management Services";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** The Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the option extending Contract No. 0371 with Chicago Metropolitan Housing Development Corp. for planning, financial, development and management services for the term of January 1, 2004 through December 31, 2004 in an amount not to exceed \$220,000, subject to the approval of the U.S. Department of Housing and Urban Development, if required.

**(Item B2)**

Pursuant to a competitive Request for Proposal issued by Habitat Company in June 2003, the CHA Board approved the selection of the LR Development Team as the Master Developer for ABLA based on the recommendation of the ABLA Working Team who evaluated the responses. In May 2003, the Board further approved a Master Development Agreement with LR. The resolution for Item B2 approves the submission of a Mixed Finance Proposal and Disposition Application to HUD for the redevelopment of ABLA Homes Phase I to be known as Roosevelt Square. Roosevelt Square will include 418 units of rental and For-Sale housing with integrated neighborhood retail space, of which 125 units will be CHA rental, 56 Affordable, 9 CHA For-Sale, 65 Affordable For-Sale and 163 Market For-Sale Units. This initial phase is centered on two blocks forming the triangle between South Racine, South Blue Island and south of Roosevelt Road. The majority of buildings to be constructed will be a mix of traditional Chicago building types, including three-flats, six-flats, townhouses and small multi-story apartment buildings with entrances oriented to the street. No building will exceed five stories. The budget

for the 181-unit Phase 1 rental development at Roosevelt Square is projected to total \$38,112,329 and will be financed through a mix of public and private sources. Initially, the CHA will contribute \$340 per unit each month as operating subsidy for the on-going maintenance and operation of the 125 public housing units in the development. This amount will increase annually at the lesser of 2% or Consumer Price Index for the term of the Regulatory and Operating Agreement with the CHA. The property manager for the rental units at Roosevelt Square will be Related Property Management.

**RESOLUTION NO. 2004-CHA-10**

**WHEREAS,** the Board of Commissioners has reviewed Board letter dated December 16, 2003, requesting authorization to submit a Mixed-Finance Proposal and Disposition Application to HUD, and to enter into various agreements for the mixed-finance redevelopment of ABLA to be known Roosevelt Square Phase 1, subject to HUD approval.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer, or his designee to submit a Mixed-Finance Proposal and Disposition Application to HUD, and to enter into a For-Sale Ground Lease and Rental Ground Lease for the first phase of the mixed-finance redevelopment of ABLA to be known as Roosevelt Square Phase 1.

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee, to execute HOPE VI Loan agreements with LR ABLA LLC in a projected total of \$16,288,606, but may be increased up to \$16,997,589 subject to independent construction cost review and underwriting.

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer, or his designee, to enter into such further agreements, certificates or other documents as may be necessary or advisable to secure CHA's interests or effect the foregoing transaction.

**THAT,** the Board of Commissioners delegates to the Chief Executive Officer or his designee the power to approve any final changes to the forms of the documents authorized to be submitted herewith, the execution thereof to constitute conclusive evidence of their approval hereby.

**(Item B3)**

In December 2001, the CHA Board authorized a Letter of Intent to negotiate and execute a long term land lease and to demonstrate site control by Oakwood Boulevard Associates for purposes of applying for low-income housing tax credits. In January 2003, the Board authorized an extension of the Letter of Intent through August 31, 2003. In December 2003, the Chief Executive Officer (CEO) executed a letter authorizing a final extension of the Letter of Intent through August 31, 2004. Accordingly, the resolution for Item B3 ratifies the extension of the Letter of Intent approved by the CEO. The CHA's Letter of Intent will continue to support the first 163 units to be developed on this site (Phase 1A) which consist of approximately 63 public housing family rental units, 52 affordable units and 48 market rate rental units. The final extension shall allow the LLC to continue to meet the IHDA site control requirements.

**RESOLUTION 2004-CHA-11**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated December 18, 2003, entitled 'Request for Authorization to Ratify the Extension of a letter of Intent for the Development of the Madden Park/Ida B. Wells/Darrow Homes Phase 1A for a final one-year period to Madden Wells Phase 1A Associates LLC'.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby ratifies the Chief Executive Officer's execution of a letter directed to Madden Wells Phase 1A Associates Limited Partnership authorizing of a final extension of Letter of Intent through August 31, 2004 allowing Madden Wells Phase 1A Associates, LLC to continue to meet the necessary IHDA site control requirements.

The Omnibus Motion to adopt resolutions for Items B1 through B3 was seconded by Commissioner Harris and the voting was as follows:

Ayes: Sharon Gist Gilliam  
Hallie Amey  
Earnest Gates  
Dr. Mildred Harris  
Lori Healey  
Michael Ivers  
Martin Nesbitt  
Carlos Ponce

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations and Facilities Committee report was also accepted in total.

Due to previous engagements Commissioner Young, Chairperson of the Tenant Services Committee, was unable to attend the Board Meeting. Commissioner Harris, therefore, presented the monthly report. Per Commissioner Harris, the Tenant Services Committee held its regularly scheduled meeting on Wednesday, January 14, 2004, at 2:00 p.m. at the 626 Corporate Office.

Commissioner Harris then introduced an Omnibus Motion for the adoption of the resolutions for Items C1 through C3 discussed, voted and recommended for Board approval by the Tenant Services Committee.

**(Item C1)**

The resolution for Item C1 approves amendments to the Resident's Grievance Procedure. In November 2003, CHA drafted the amended Resident Grievance Procedure and in December 2003 met with the Central Advisory Council Executive Board, Council at-large and its legal representatives to review and explain the proposed changes. The public comment period for the draft Grievance Procedure is scheduled from December 18 thru January 16, 2004. Copies of the amended Grievance Procedure were made available at the CAC office, the LAC Offices, property management offices, Latino Site Offices and the CHA's Administrative Office. The amended procedures were also posted on the CHA's website. The resolution for Item C1 also authorizes the Chief Executive Officer to approve any final form of the Resident's Grievance Procedure, including changes based on HUD requirements, the CHA Leaseholder Housing Choice and Relocation Contract 10/1/99, or changes, if any, resulting from the applicable notice and comment period.



**RESOLUTION NO. 2004-CHA-12**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated January 5, 2004, entitled “Authorization for Approval of Amended Resident’s Grievance Procedure”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the amended Resident’s Grievance Procedure and authorizes the Chief Executive Officer or his designee to approve any further changes to the Resident’s Grievance Procedure.

**THAT,** this Resident’s Grievance Procedure replaces any and all previously Board-approved Resident’s Grievance Procedures (#2000-CHA-135, August 15, 2000).

**THAT,** this amendment of the Resident’s Grievance Procedure supersedes any and all conflicting language found in existing CHA policies and procedures including the CHA Residential Lease Agreement and Contract, and the Admissions and Continued Occupancy Policy.

**(Item C2)**

The resolution for Item C2 authorizes the Chief Executive Officer to negotiate and enter into an Intergovernmental Agreement between the CHA and the City of Chicago Department of Administrative Hearings (DoAH). This IGA will allow the CHA to implement its amended Grievance Procedure. In the past, attorneys working in the Office of the General Counsel have handled residents' formal grievances. The IGA will permit CHA residents to participate in formal grievance hearings before independent hearing officers at DoAH's central facility or its two satellite offices. The CHA will utilize DoAH's existing administrative procedures to schedule and hold the hearings as well as report the results to residents. The CHA and the Central Advisory Council will jointly agree upon a pool of DoAH hearing officers who will adjudicate the formal resident grievances.

**RESOLUTION NO. 2004-CHA-13**

**WHEREAS,** the Board of Commissioners has reviewed the Board letter dated January 5, 2004, entitled "Authorization to Negotiate and Enter into an Intergovernmental Agreement between the Chicago Housing Authority and the City of Chicago's Department of Administrative Hearings,"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to negotiate and enter into an Intergovernmental Agreement between the Chicago Housing Authority ("CHA") and the City of Chicago Department of Administrative Hearings ("DoAH") to permit the CHA and its residents to use DoAH's facilities and independent hearing officers for the formal hearing portion of the CHA's amended Grievance Procedure for a term of one year with four one-year options for an amount not-to-exceed \$100,000 for the initial term.

**(Item C3)**

In May 2003, the CHA Board approved a Development Agreement with LR ABLA Development Company. LR ABLA is responsible for the overall development process, including preparing funding applications, obtaining financing, construction, and the coordination of community and supportive services. The resolution for Item C3 authorizes the CEO to negotiate and enter into contract with LR ABLA to provide community and supportive services (CSS). The primary focus of CSS will be to assist CHA families that have chosen to return to ABLA Homes mixed income community. Case Management services will be specifically designed to address site specific criteria and the barriers a family may face in meeting the criteria and thus returning to the ABLA community. The scope of services will also include outreach and engagement, assessment, case management and referrals.

**RESOLUTION NO. 2004-CHA-14**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated December 19, 2003, entitled "Request for Authorization to Enter into a contract with LR ABLA LLC, to Provide Community and Supportive Services to the ABLA Community";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to i.) negotiate and enter into a contract with LR ABLA LLC, to provide community and supportive services to the ABLA Homes development, in an amount not to exceed \$2,661,148 and ii.) to approve amendments to the existing HUD approved CSS Plan and Budget as may be required in order to support execution of this contract.

The Omnibus Motion to adopt resolutions for Items C1 through C3 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Sharon Gist Gilliam
	Hallie Amey
	Earnest Gates
	Dr. Mildred Harris
	Lori Healey
	Michael Ivers
	Martin Nesbitt
	Carlos Ponce
Nays:	None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Tenant Services Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

S/B: Sharon Gist Gilliam  
Chairperson

S/B: Lee Gill, Custodian and  
Keeper of Records